

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27	-29	ALFRED RD, ARLINGTON

OWNERSHIP

Owner 1:	ZAGANJORI SURMIJA/ LIFE ESTATE
Owner 2:	ZAGANJORI SACIR/ LIFE ESTATE
Owner 3:	
Street 1:	29 ALFRED ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	ZAGANJORI SURMIJA -
Owner 2:	ZAGANJORI SACIR/ LIFE ESTATE -
Street 1:	29 ALFRED ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,283 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3458 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6283		Sq. Ft.	Site		0	80.	0.97	1									486,792						486,800	

Total AC/HA:	0.14424	Total SF/SM:	6283	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	486,792	Spl Credit		Total:	486,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6283.000	604,200	9,400	486,800	1,100,400
Total Card	0.144	604,200	9,400	486,800	1,100,400
Total Parcel	0.144	604,200	9,400	486,800	1,100,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	318.22	/Parcel:	318.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	604,100	9400	6,283.	486,800	1,100,300	1,100,300	Year End Roll	12/18/2019
2019	104	FV	449,400	9700	6,283.	517,200	976,300	976,300	Year End Roll	1/3/2019
2018	104	FV	439,600	9700	6,283.	377,300	826,600	826,600	Year End Roll	12/20/2017
2017	104	FV	414,100	9700	6,283.	328,600	752,400	752,400	Year End Roll	1/3/2017
2016	104	FV	414,100	9700	6,283.	279,900	703,700	703,700	Year End	1/4/2016
2015	104	FV	372,200	10000	6,283.	273,800	656,000	656,000	Year End Roll	12/11/2014
2014	104	FV	372,200	10000	6,283.	225,100	607,300	607,300	Year End Roll	12/16/2013
2013	104	FV	386,000	10000	6,283.	214,200	610,200	610,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZAGANJORI SURMI	72204-383	1	2/6/2019	Convenience		1	No	No	
ZAGANJORI SACIR	72204-380	1	2/6/2019	Convenience		1	No	No	
ZAGANJORI SACIR	72203-442	1	2/6/2019	Convenience		1	No	No	
	12737-436		1/1/1974		55,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/1999	542	Att. Gar	10,000					2 CAR BLOCK GARAGE
4/28/1999	231		1,000					DEMO GARAGE
10/28/1996	560	Manual	2,100					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2018	Inspected	PH	Patrick H
2/14/2018	MEAS&NOTICE	BS	Barbara S
1/17/2009	Meas/Inspect	345	PATRIOT
11/9/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	264	PATRIOT
8/23/1993		EK	

Sign:	VERIFICATION OF VISIT NOT DATA	___/___/___
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USER DEFINED

Prior Id # 1:	6816
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	16:27:41

LAST REV

Date	Time
03/19/19	15:48:45

mmcmakin
732

